

**Genese Grand
Shinsaibashi East**

Residential Apartment Tenanted Osaka

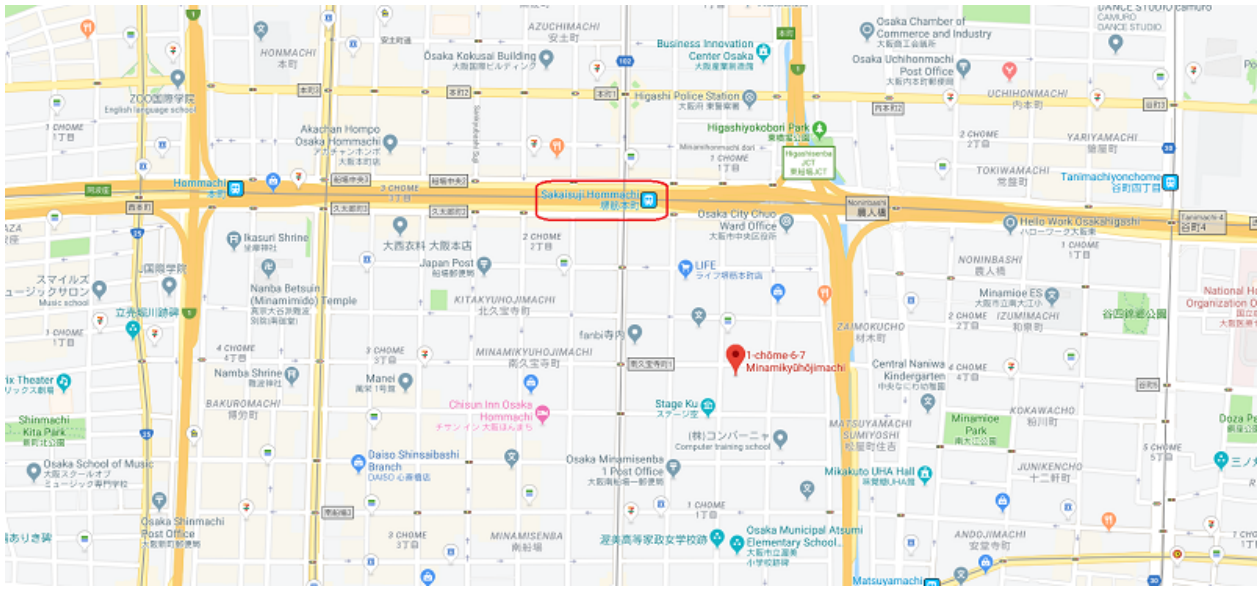
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📍 1-chome-6-7 Minamikuhojimachi, Chuo-ku, Osaka.

¥ 13,000,000 **BUY**






 Floor Area 23.09 m ²	 Layout 1K	 Built Year 2004	 Gross Yield 6.46%
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PROPERTY INFO

Building / Land Information

	Property Name:	Genese Grand Shinsaibashi East
	Address:	1-chome-6-7 Minamikyuhojimachi, Chuo-ku, Osaka.
	Land Ownership:	Freehold
	Building Structure:	Steel
	Built Year:	2004


Unit Information

	Total Units:	70
	Layout:	1K
	Floor / Total Floors:	11 Floor / 13 Floors
	Floor Area:	23.09 m ² / 248.54 ft ²
	Balcony Area:	3.50 m ² / 37.67 ft ²
	Occupancy Status:	Tenanted

Additional Information

Amenities:	Shopping, Supermarket nearby
Note 1:	Corner unit with side window, bright and airy

Location Information

	Transportation:	Sakaisuji Hommachi station / 4 minutes walking distance
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INCOME & EXPENSE

	Monthly	Annually
Rental Income:	¥70,000	¥840,000
Building Management Fee:	-¥9,690	-¥116,280
Building Sinking Fund:	-¥3,460	-¥41,520
Other Miscellaneous Fee:	-¥0	-¥0
Agency Management Fee:	-¥3,850	-¥46,200
Annual Fixed Asset & City Planning Tax (Estimated):	-	-¥50,000
Net Rental Income After Tax:		¥586,000

COST OF PURCHASE

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,000,000	¥12,610,000	¥12,350,000
Land Registration & Legal Fee (Estimated):	¥180,000		
Agency Brokerage Fee:	¥495,000	¥482,130	¥473,550
Total Cost of Purchase:	¥13,675,000	¥13,272,130	¥13,003,550

RENTAL YIELD

	Offer Price	3%↓ Offer Price	5%↓ Offer Price
Purchase Price:	¥13,000,000	¥12,610,000	¥12,350,000
Gross Rental Yield:	6.46%	6.66%	6.80%
Net Rental Yield:	4.65%	4.79%	4.90%

